

HB 925 -- MOBILE AND MANUFACTURED HOMES

SPONSOR: McCaherty

This bill requires a property owner claiming a lien on an abandoned manufactured or mobile home to post a written notice on the manufactured or mobile home for at least 30 days, in addition to the current certified mail requirement (Section 700.527, RSMo).

This bill specifies that a landlord cannot charge any additional fee not listed in the rental agreement without first giving the homeowner of a manufactured or mobile home 90 days notice. All such fees must be listed separately from the rent and, if applicable, utility fees in the monthly or period billing statement. A landlord cannot amend the manufactured or mobile home park's rules and regulations without first giving all homeowners in the park at least 90 days notice. A landlord cannot charge a fee for the enforcement of any of the manufactured or mobile home park's rules, except fees for maintenance or cleanup if the homeowner has still failed to comply with the rule 14 days after being notified of the violation (Section 700.804).

This bill requires a manufactured or mobile home park that purchases utilities from a utility company and then sells the utilities to individual homeowners in the park through sub-meters to charge the homeowners the same rate as the utility company would. In such circumstances, the park is responsible for the maintenance and repair of the all pipes, lines, and sub-meters beyond the master-meter. The park has to provide itemized billing charges to each homeowner, in a manner similar to what the utility company would do. The utility company still has to provide all the homeowners with every public safety customer service it would provide a direct customer. However, the bill does not prohibit a landlord and manufactured or mobile home owner from entering into a rental or lease agreement that provides for a prearranged monthly flat fee for utilities (Section 700.806).

The bill requires that if a manufactured or mobile home park purchases utilities from a utility company and then sells the utilities to individual manufactured or mobile home owners within the park, the utility company would have to notify the homeowners if the park's account was in arrears and service was going to be terminated. This section specifies the recourse for manufactured or mobile home owners under such circumstances (Section 700.808).

This bill requires a landlord to provide at least 90 days written notice before increasing the rent of any manufactured or mobile home owner. Any increase must also be in compliance with the terms of the lease, if one exists, or it shall not apply until after the

lease has ended (Section 700.810).

This bill requires a manufactured or mobile home park to give 72 hours notice of an interruption in utility service, except in the case of emergencies. Management has to post the notice on each affected home (Section 700.812).

This bill gives the landlord authority to remove a car from a manufactured or mobile home park only after posting a notice on the car's windshield at least 24 hours prior to the removal (Section 700.814).